



HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING  
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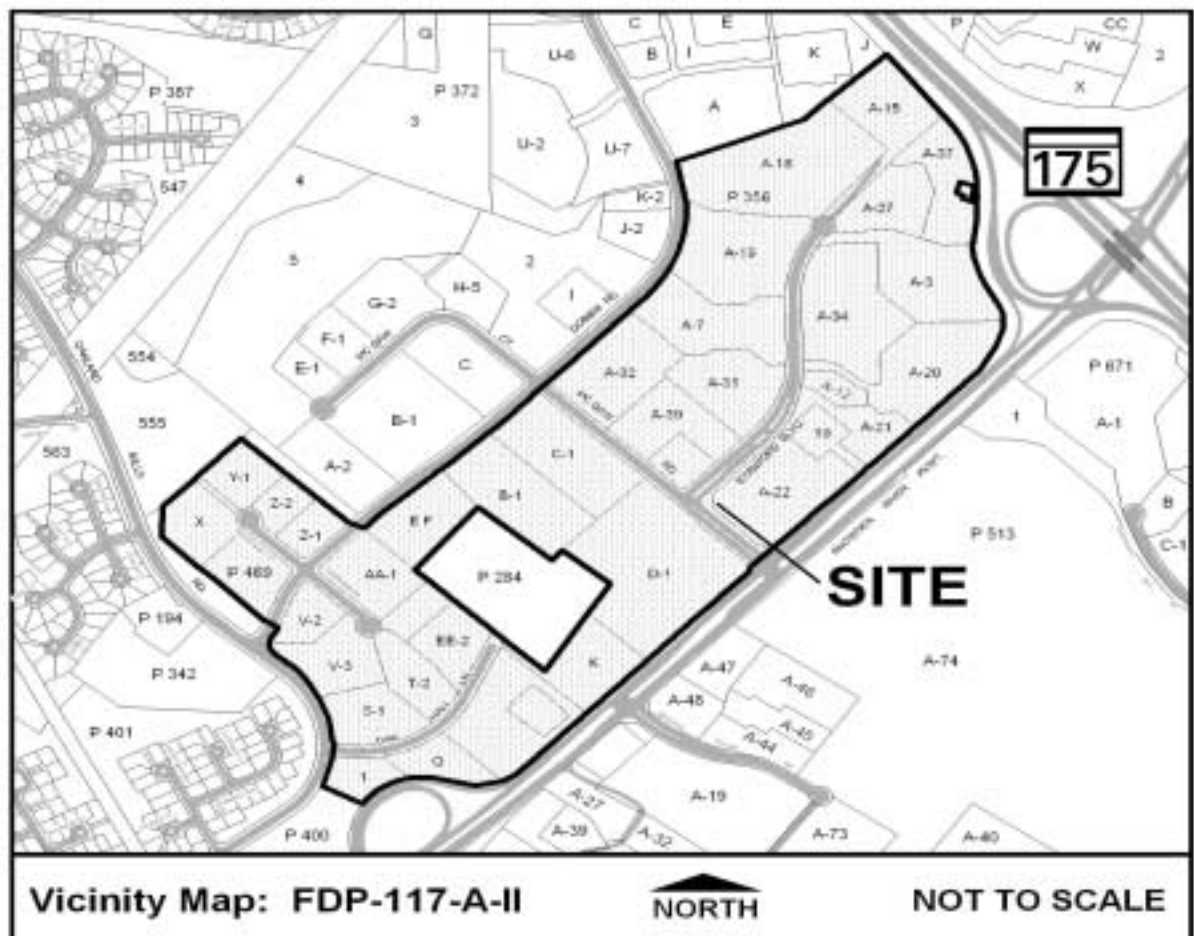
**TECHNICAL STAFF REPORT**  
**SIELING INDUSTRIAL CENTER, (WEGMANS FOOD MARKETS)**  
**Planning Board Meeting of September 6, 2007**

**File No./Petitioner:** FDP-117-A-II, The Howard Research and Development Corporation (General Growth Properties)

**Project Name:** Sieling Industrial Center, Section 1, Area 1, Parcel "D-2", (Wegmans Food Markets, SDP-07-131)

**Request:** The request is for approval of FDP-117-A-II which is an amendment to the previously approved and recorded Final Development Plan. The purpose of this amendment is to clarify that large full service food and grocery stores, and related uses are a permitted use under Criteria Item 7D, "Employment Center-Industrial Land Use Areas" in accordance with Section 125.C.9 of the Howard County Zoning Regulations.

**Location:** FDP-117-A-II applies to 181.422 acres of New Town zoned land within the Sieling Industrial Center. The entire FDP area is located west of Snowden River Parkway, east of Dobbin Road, south of Little Patuxent Parkway, Md. Route 175 and north of Oakland Mills Road on Tax Map No. 36, Grid No. 24, in the Sixth Election District of Howard County, Maryland.



**Vicinal Properties:**

This FDP phase is located in the Sieling Industrial Center (portions of the site is also known and recorded as the "Columbia Corporate Park") and is surrounded by the following land use areas:

**North Side** - To the north is Little Patuxent Parkway, Md. Route 175 and further north is the Columbia Crossing Shopping Center, zoned "NT-Employment Center-Commercial".

**East Side** - To the east is Snowden River Parkway and further east is the Gateway Commerce Center, zoned "M-1" (Manufacturing-Light) and Snowden Square Shopping Center, zoned "B-2" (Business-General).

**South Side** - To the south is Oakland Mills Road and further south are residential properties, zoned "R-12" (Residential-Single) and "NT-Single Family Medium Density".

**West Side** - To the west is Dobbin Road and further west is the Columbia Business Center, zoned "NT-Employment Center-Industrial".

**Site History:**

- **FDP-117:** The Final Development Plan and Criteria for the subject property was recorded on May 4, 1972 to establish the "Employment Center-Industrial" and "Open Space-Non-Credited" land uses for this phase of the Sieling Industrial Center.
- **FDP-117-A:** An amended FDP was recorded on May 18, 1973 for the purpose to add 26.75 acres of additional industrial land use and 2.123 acres of additional open space land use.
- **FDP-117-A-I:** An amended FDP was recorded on January 25, 1994 for the purpose to include the use of a communication facility on Open Space Lot 19.
- **F-07-208:** A Final Plan for a resubdivision to establish new Parcel "D-2" and to construct required road improvements for the McGaw Road and Stanford Boulevard intersection for the proposed Wegmans Food Market is presently in the County's land development review process.
- **SDP-07-131:** A Site Development Plan to construct the proposed Wegmans Food Market located on Parcel "D-2" is presently in the County's land development review process.

**Purpose:**

The proposed amendment to this FDP is to clarify that a full service food and grocery store, and related uses of 100,000 SF or more are permitted as one of the "commercial uses, ancillary to, or compatible with, permitted industrial uses" under the "Employment Center-Industrial" land use areas. Please see Item "L" under Criteria Item 7D on sheet 2 of 7 of the FDP for the following added land use text, "Full service food and grocery store, and related uses, of 100,000 square feet or more". The clarification of this permitted use is necessary for the approval of the site development plan, SDP-07-131 for the Wegmans Food Market.

**SRC Action:**

By letter dated July 31, 2007, the Department of Planning and Zoning determined that this FDP is technically complete. DPZ comments were limited to a minor drafting comment to revise the "New Town" Zoning Regulation section number throughout the written criteria text to indicate Section 125 rather than Section 122. All other SRC agencies had no comments concerning this FDP amendment.

Please note that this file is available for public review at the Department of Planning and Zoning's public service counter, Monday through Friday, 8:00 a.m. to 5:00 p.m.

**Recommendation:**

The Department of Planning and Zoning recommends that the Planning Board approve this FDP amendment.

08/23/07

Date

  
Marsha S. McLaughlin, Director  
Department of Planning and Zoning

